

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

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Tentative Designation of New England Medical Center Hospital  
and Metropolitan Center

Disposition Parcel P-7B  
In the South Cove Urban Renewal Area

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, age or national origin; and

WHEREAS, New England Medical Center Hospital, (hereinafter referred to as "NEMCH") is title holder of the existing Music Hall building adjoining Parcel P-7B and has entered into an agreement to lease said property to Metropolitan Center for a period of 40 years; and

WHEREAS, Metropolitan Center has expressed an interest in and has submitted a satisfactory proposal for construction of an expanded stage-house on Parcel P-7B in the South Cove Urban Renewal Area; and

WHEREAS, NEMCH has agreed to lease ownership, subject to conveyance by the Authority, of Parcel P-7B on terms consistent with lease of existing Music Hall building to Metropolitan Center; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That New England Medical Center Hospital and Metropolitan Center be and hereby are tentatively designated as joint Redevelopers of Disposition Parcel P-7B in the South Cove Urban Renewal Area subject to:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

N/A

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
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N/A



e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT  
\$

DATE OPENED

N/A

Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☒ YES ☐ NO

If Yes, explain.

The Mayor of Boston, or his representative, serves as a trustee of this non-profit, charitable organization with no financial interest or benefit.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

(See attached listings.)

### CERTIFICATION

I (We) I

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: March 13, 1979

METROPOLITAN CENTER INC.

By: Hankell A. Kassler

Signature

HANKELL A. KASSLER

CLERK & TRUSTEE

Title

40 RICHMOND, KASSLER, FEINBERG & FEUER, P.C.  
85 DEVONSHIRE ST. BOSTON 02109

Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.  
2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



TRUSTEES

Mr. Robert B. M. Barton  
Post Office Box 97  
Marblehead, Ma. 01945  
1-631-6086

Mr. and Mrs. Upton Bell  
23 Russell Street  
Milton, Ma.  
698-1865

Mr. and Mrs. Gerald W. Blakeley, Jr.  
70 Codman Road  
Brookline, Ma. 02146  
232-8706

Mrs. Mary Louise Cabot  
65 Dodge's Row  
Wenham, Ma. 01984  
1-468-1445

Mr. and Mrs. Norman L. Cahners  
380 Beacon Street  
Boston, Ma. 02116  
267-2071

Mrs. Elizabeth G. Cook  
85 India Row  
Boston, Ma.  
business phone:  
726-6265

Mrs. William C. Cox  
49 Margin Street  
Schasset, Ma. 02025  
383-1500

Mr. David C. Crockett, Chairman  
Argilla Road  
Dorwich, Ma. 01938  
business phone:  
266-3570

Hon. Byron K. Elliott  
780 Boylston Street  
Boston, Ma. 02199  
421-2121

Mr. and Mrs. Raymond C. Foster  
360 Beacon Street  
Boston, Ma.  
266-3612

Mr. and Mrs. George P. Gardner, Jr.  
130 Warren Street  
Brookline, Ma. 02146  
232-3781

Gen. James M. Gavin  
85 Yarmouth Road  
Brookline, Ma. 02146  
business phone:  
864-5770

Mrs. Sumner Gerstein  
10 Otis Place  
Boston, Ma.  
227-5941

Mr. Bradley C. Higgins  
30 Westwood Drive  
Worcester, Ma.  
1-753-1863

Haskell A. Kassler, Esq.  
17 Killisyth Road  
Brookline, Ma. 02146  
business phone:  
227-4800

Mr. Donald F. Law, Jr.  
31 Fresh Pond Parkway  
Cambridge, Ma. 02138  
business phone:  
547-0620



Mr. Henry S. Lodge , President  
239 Hale Street  
Beverly, Ma. 01915  
402-9393

Dr. Jean Mayer  
President's House  
Tufts University  
Medford, Ma. 02155  
university phone:  
628-5000

Hon. and Mrs. Lawrence T. Perera  
18 Marlboro Street  
Boston, Ma. 02116  
262-4176

Mr. Richard S. Perkins, Jr.  
62 River Road  
Topsfield, Ma.  
business phone:  
267-7100

Mr. Henry E. Russell, Treasurer  
165 Sargent Road  
Brookline, Ma. 02146  
business phone:  
722-7000

Mrs. Josiah A. Spaulding  
Smith's Point  
Manchester, Ma. 01944  
1-526-1747

Mr. John L. Thompson  
268 Jerusalem Road  
Cohasset, Ma.  
business phone:  
956-3400

Hon. and Mrs. Kevin H. White  
185 Mount Vernon Street  
Boston, Ma. 02108

Dr. Robert Wood  
26 Court Street  
Boston, Ma.  
726-6200

Mr. Stuart Yoffe  
123 Langley Road  
Newton, Ma. 02159  
business phone:  
421-2113



PLEDGES RECEIVABLE  
JANUARY, 1979

Foundations

Brookline Fund	\$ 25,000	
Permanent Charities	150,000	
Other Foundations	<u>100,000*</u>	\$ 275,000

National Endowment for the Arts

(Planning Grant)	<u>10,000</u>	10,000
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Corporations

A. D. Little	5,000	
Boston Globe	12,000	
Eastern Gas	3,000	
Filene's	10,000	
Gillette	10,000	
Lehigh Investment Trust	2,500	
Liberty Mutual	10,000	
New England Life	22,500	
New England Merchants	25,000*	
Raytheon	100,000*	
Shawmut Bank	4,000*	
Stone & Webster	50,000	
Stop & Shop	<u>4,000</u>	
		258,000

Individuals

Total Individuals	<u>550,000</u>	550,000
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\$1,093,000

\*Verbal pledge, awaiting formal board approval



- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred and twenty (120) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and
  - (ii) Evidence of firm financial commitments; and
  - (iii) Final Working Drawings and Specification; and
  - (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-7B by negotiation is the appropriate method of making the land available for redevelopment.

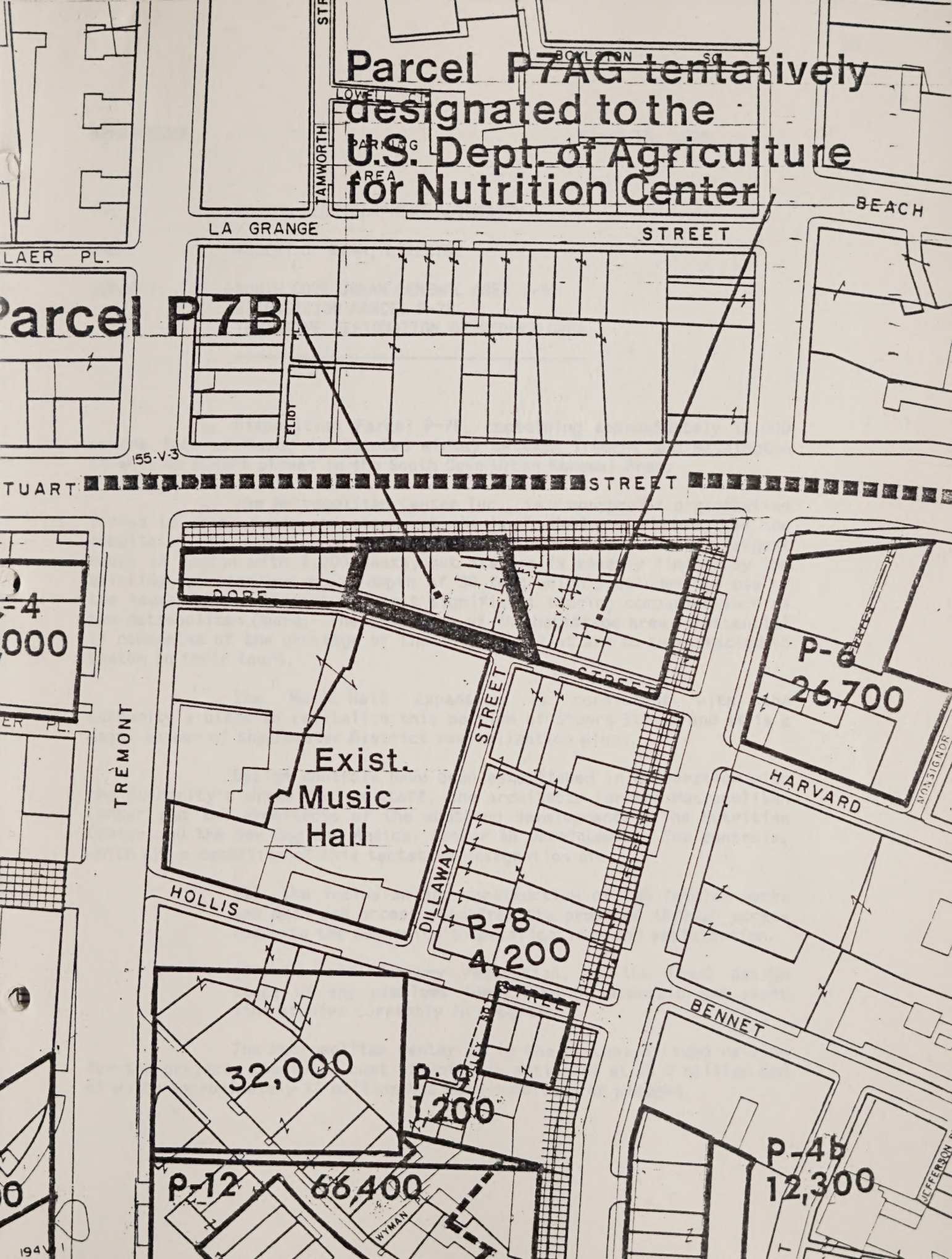
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



Parcel P7AG tentatively  
designated to the  
U.S. Dept. of Agriculture  
for Nutrition Center

Parcel P7B





## MEMORANDUM

March 15, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92  
DISPOSITION PARCEL P-7B  
TENTATIVE DESIGNATION OF REDEVELOPER

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Disposition Parcel P-7B, containing approximately 10,000 square feet of land, is located midway between Tremont and Washington Streets on Stuart Street in the South Cove Urban Renewal Area.

The Metropolitan Center Inc., is a non-profit organization formed to raise funds and construct the Music Hall renovation, and the rebuilding and expansion of the Stagehouse. The Music Hall is the largest house in Boston with 4,200 seats, but its use is severely limited by the existing sub-standard stage depth of 30 feet which precludes the use of the house by the largest and most significant touring companies such as the Metropolitan Opera. The expansion of the backstage area is essential if companies of the prestige of the Bolshoi Ballet are to be attracted to Boston on their tours.

The Music Hall expansion is consistent with the Authority's plans to revitalize this portion of Stuart Street and it is a major anchor of the Theater District revitalization plans.

Design controls have been established in cooperation with the Authority's Urban Design staff, the architects for the Metropolitan Center and the architects of the abutting developments - The Nutrition Center and the New England Medical Center 1B development. The controls, which are a condition of this tentative designation are:

- (1) The inclusion and construction of two loading docks and dead-end access road from the proposed through access road, to the Authority's specifications and satisfaction.
- (2) The satisfactory resolution, at the final design stage of any problems identified by acoustic and sight line studies currently in progress.

The Metropolitan Center is in the process of fund raising for the project, the total cost of which is estimated at \$3.5 million and of which approximately \$1 million has been committed or pledged.

New England Medical Center Hospital (NEMCH) presently owns the existing Music Hall and has entered into an agreement to lease the facility to Metropolitan Center for a period of 40 years to commence on May 25, 1979, dependent on, amongst other conditions, that there is evidence as to the availability of Parcel 7B for the expansion of the stagehouse, that title to Parcel 7B would be vested in NEMCH and leased to Metropolitan Center on terms consistent with the lease arrangement for the existing Music Hall. It is also part of the agreement that Metropolitan Center would be held responsible for the disposition price above \$1 per square foot.

Tentative designation of New England Medical Center Hospital and Metropolitan Center of Parcel 7B prior to May 25, 1979, is necessary if the lease between NEMC and Metropolitan Center is to be signed on that date.



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: New England Medical Center Hospital (Lessor under agreement to Lease, dated December 14, 1978, to Metropolitan Center, Inc.)  
b. Address and ZIP Code of Redeveloper: 171 Harrison Ave., Boston, MA 02111  
c. IRS Number of Redeveloper: NA

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

Parcel P-7b

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.  
☒ A nonprofit or charitable institution or corporation.  
☐ A partnership known as  
☐ A business association or a joint venture known as  
☐ A Federal, State, or local government or instrumentality thereof.  
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:  
March 1, 1965

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup> NA
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. See attached listing
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. NA
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. NA
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. NA

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 30% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NA

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NA

### 8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION NA

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item 8 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Franklin P. Parker

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>1</sup>

Dated: 13 March 1979

Dated: \_\_\_\_\_

Franklin P. Parker  
Signature

\_\_\_\_\_  
Signature

Acting Executive Director  
New England Medical Center Hospital  
Title

\_\_\_\_\_  
Title

171 Harrison Avenue  
Boston, MA 02111  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: New England Medical Center Hospital (Lessor under Agreement to Lease, dated December 14, 1978, to Metropolitan Center, Inc.)
- b. Address and ZIP Code of Redeveloper: 171 Harrison Ave., Boston, MA 02111
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

The Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows:

Parcel P-7b

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of September 30, 19 78,  
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Coopers & Lybrand  
100 Federal Street  
Boston, MA

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Responsibility of Metropolitan Center, Inc.



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

National Shawmut Bank of Boston

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 3.5. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Franklin P. Parker                      Acting Executive Director  
New England Medical Center Hospital

George D. Harlow                      Administrative Engineer  
New England Medical Center Hospital

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NA

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

NA

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

NA

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

NA

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

NA

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
--	-----------------	---------------------	---------------------------------



e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

3

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: NA

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:  
Determination of Need from the Department of Public Health.

### CERTIFICATION

I (We) Franklin P. Parker

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 13 March 1979

Dated: \_\_\_\_\_

Franklin P. Parker

\_\_\_\_\_

Signature

Signature

Acting Executive Director

New England Medical Center Hospital

Title

Title

171 Harrison Ave.

Boston, MA 02111

Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department





## RESTRICTED

Research Fun

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Metropolitan Center Inc.  
b. Address and ZIP Code of Redeveloper: 45 Broad Street, Boston, Mass. 02109  
c. IRS Number of Redeveloper: 51-0197209
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts

is described as follows<sup>2</sup>

Parcel p-4-B, South Cove Urban Renewal Area

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.  
☒ A nonprofit or charitable institution or corporation.  
☐ A partnership known as  
☐ A business association or a joint venture known as  
☐ A Federal, State, or local government or instrumentality thereof.  
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:  
June 2, 1976

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

see attached listing of trustees

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. (see attached listing)
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

See attached listing)

## RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$
2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

N/A

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED AVERAGE  
MONTHLY RENTAL

ESTIMATED AVERAGE  
SALE PRICE

N/A

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

1 (Fb) 1

I hereby certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>3</sup>

Dated: \_\_\_\_\_

Dated: March 13, 1979

METROPOLITAN CENTER, INC

BY: Harold G. Sample

HASKELL <sup>Signature</sup> A. KASSLER

CLERK & TRUSTEE

c/o RICHMOND, KASSLER, FEINBERG +  
FEUER, P.C.

85 DEVONSHIRE ST. BOSTON 02109  
Address and ZIP Code

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Metropolitan Center Inc.
- b. Address and ZIP Code of Redeveloper: 45 Broad Street, Boston, Mass. 02109
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from  
 Boston Redevelopment Authority  
 \_\_\_\_\_  
 (Name of Local Public Agency)  
 South Cove Urban Renewal Area  
 in \_\_\_\_\_  
 (Name of Urban Renewal or Redevelopment Project Area)  
 in the City of Boston, State of Mass.  
 is described as follows:

Parcel P-<sup>7</sup>4-B

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of May 31, 1978, is as reflected in the attached financial statement.  
 (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Laventhol & Horwath, Certified Public Accountants  
 2 Center Plaza, Boston, Mass. 02108

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Metropolitan Center, Inc. is a non-profit charitable institution formed specifically to undertake this \$3.5 million capital project. We are currently engaged in a public fundraising campaign to finance the project. To date we have \$32,000 in cash and \$1,093,000 in pledges (as detailed in attached "pledges receivable.")



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Boston Safe Deposit, 1 Boston Pl., Boston, Ma. 02106  
Suffolk Franklin Savings Bank, 45 Franklin St., Boston, Ma. 02110

<u>AMOUNT</u>	
\$ 24,358.07	*
8,011.00	*
<u>32,369.07</u>	

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT  
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

MORTGAGES OR LIENS  
\$

\*as of February 28, 1979

7. Names and addresses of bank references:

checking accts: 16-032-6, 16-031-6 - Boston Safe Deposit & Trust Co., 1 Boston Pl., Boston 02106

savings acct: 9011429 - Suffolk Franklin Savings Bank, 45 Franklin St., Boston 02110

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

No other comparable undertakings. Metropolitan Center was organized specifically and solely to undertake this project.



